

February 1, 2007

State Department of Housing & Community Development  
P.O. Box 952054  
Sacramento, Ca 94252-2054

HOUSING POLICY  
DEVELOPMENT, HCD  
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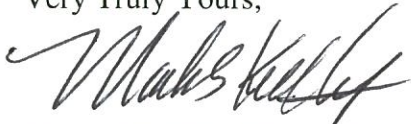
Ladies and Gentlemen:

Attached please find the 2006 annual report for the City of Tulare.

For 2006, 30 First Time Home Buyer's units were constructed (12 very low and 18 low income). Habitat for Humanity of Tulare County constructed 7 new homes (4 very low and 3 low income). Five families were assisted with reconstruction of a dilapidated home. Rehabilitation assistance was provided to 5 families. The Silvercrest elderly HUD section 202-apartment project was completed. This is for 59 very low-income units. In 2005, a tax credit project was approved, assisted by a \$200,000 loan pledge from the Tulare Redevelopment Agency the first phase is under construction.

Should you have any questions, please do not hesitate to contact me at 559-684-4217.

Very Truly Yours,



MARK S. KIELTY, AICP  
Planning and Building Director

C: Bob Nance, Redevelopment Director  
State Clearinghouse

# **CITY OF TULARE**

## **PLANNING AND BUILDING DEPARTMENT**

### **Annual Report For Year 2006**

#### **PLANNING & BUILDING**

Every year the Planning and Building Department is required to prepare an annual report regarding the General Plan and transmit the report to the report legislative body, the Office of Planning and Research and the State Department of Housing and Community Development. **The reporting period is from January 1, 2006 to December 31, 2006.** The following annual report has been prepared to satisfy the legislative requirement of Government Code Section 65400 and inform the City Council of department activities for 2006.

The City of Tulare experienced another record year in new construction, with a total valuation of **\$145,934,840**, representing a **12% increase**. (\$129,335,285 in 2006). Brisk development continues, with several forthcoming annexations. The west side sewer trunk line was completed, which will accommodate future growth planned for the west side. With additional projects on the horizons including the Cartmill Crossings regional shopping center with a Super Wal-Mart, Tulare Market Place with a Super Target and Prosperity Plaza where the new Lowe's Home Improvement Store is located and several subdivisions soon to come on-line, 2007 looks be another promising year.

#### **I. General Plan Implementation**

- ◆ Mintier & Associates was chosen by the city to handle the comprehensive update of the General Plan. The technical advisory committee was formed, whose job it is to overseeing the progress of the comprehensive update, met twice. Three public workshops were conducted and a joint session with the City Council and Planning Commission has occurred. A study area boundary has been identified and work continues, with an anticipated completion date of spring 2007.
- ◆ The city updated its zoning ordinance in 2006 by adding an ordinance pertaining to "mixed uses." Planning staff will be working with the Planning Commission to make revisions to the antenna ordinance in 2007.

#### **II. Single Family Residential New Construction**

- ◆ 675 Permits issued, 29% increase over last year (520 in 2005).
- ◆ Total single family residential valuation of **\$90,695,057**. 33 % increase over last year (\$68,037,527 in 2005).

- ◆ For 2006, 30 First Time Home Buyer's units were constructed (12 very low and 18 low income). Habitat for Humanity of Tulare County constructed 7 new homes (4 very low and 3 low incomes). Five families were assisted with reconstruction of a dilapidated home. Rehabilitation assistance was provided to 5 families. The Silvercrest elderly apartments were completed, which provided 59 low-income units.

### **III. Multi-Family Residential New Construction**

- ◆ 50 Permits issued, **100%** increase over last year, creating **190 units**. (25 permits issued, creating 134 units in 2005).
- ◆ Total multi-family residential valuation of **\$14,091,815**. **39 %** increase over last year (\$10,133,780 in 2005).

#### Regional Housing Needs:

Prior to local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment plan (RHNA). This assessment uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. This fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA plan adopted by the Tulare county Association of Governments (TCAG) on November 4, 2002. The local jurisdiction then updates the Housing Element using this fair share number. The timeframe for the current Housing Element is January 2001 to July of 2008. The City of Tulare Regional Housing Needs Allocation from January 1, 2001 to July 1, 2008 is:

<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
1,172	865	452	1,439	<b>3,927</b>

\*To date, the city has completed 2,764 units.

Affordability, by income level, of new units including the number of deed restricted affordable housing units: HCD determines what is a very low income, low income, moderate income and above moderate income category. These categories are explained in RHNA and the Housing Element. Monthly rent or loan payments are not to exceed 30% of the family's monthly income. These families which earn less than 51% of the median family income of the County (\$50,800 in 2006) fall within the very low income category, those earning 51% to 80 % of the median income fall within the moderate income category and those earning 120% and above fall within the above moderate income category. A maximum rent or home payment is then calculated for each category. Housing units permitted within the reporting period are then placed into one of

the four categories based on the price of the building permit. The current year reporting information is as follows:

<b>Zoning</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
R-1-4		28		
R-1-5			45	
R-1-6			372	
R-1-7			179	
R-1-8				28
R-1-12.5				23
R-M	25	26	139	
<b>Total</b>	<b>25</b>	<b>54</b>	<b>735</b>	<b>51</b>

#### **IV. Commercial and Industrial New Construction**

- ◆ 26 Permits issued.
- ◆ Total commercial and industrial valuation of **\$22,965,864**. 33% decrease over last year (\$34,482,291 in 2005).

##### **Highlights:**

The following list depicts new commercial projects either approved or constructed in 2006.

- Prosperity Plaza Retail Center with Lowe's & Longs
- Walgreens
- Tulare Firestone Warehouse
- Prosperity Place- Cherry Court
  - Cool Hand Luke's
  - Micro-Tel Hotel
  - Gas Station, car wash, mini-market
  - Jim Boy's Tacos
- Java Joes
- Chillitos Restaurant Expansion
- Boot Barn
- Chili's
- Farmer Boy's
- Holiday Inn Express & Candlewood Suites
- Hampton Inn
- Tulare Market Place with a Super Target
- Saltsman – new building
- Sanders – industrial building on Walnut Ave.
- Gaalswyk – industrial building on Batavia Ct.
- Mini-market – Prosperity Ave. & West Street

- Wilbourn Partnership – industrial buildings on Blackstone Street
- Mini storage on Foster Drive
- Whitten – industrial building on commercial Ave.
- Dondero – industrial building on O’Neal
- De Costa Car wash & coffee drive-thru
- Evangelical Free Church
- Offices – Del Valle
  - Tigner
  - Merritt – Dr.’s office
  - Tulare Veterinarian
  - Office at King & M Street

Record Year of **\$145,939,840** total valuation a (12% increase over previous year, \$129,335,285 in 2005), which includes all residential, commercial, industrial and remodel permits.

#### **V. Applications Processed:**

- ◆ 36 Conditional Use Application (49 last year)
- ◆ 20 Design Review Applications (21 last year)
- ◆ 9 Subdivisions processed (12 last year)

Liberty Hill  
 Cordeniz  
 Cypress Oak  
 Vista Terraza  
 Farrar  
 Southern Oaks  
 Shenandoah Park  
 Goble Ct.  
 KCOK A

- ◆ 18 Zoned Amendments (26 last year)
- ◆ 15 Parcel Maps (18 last year)
- ◆ 9 Lot line Adjustments (14 last year)
- ◆ 0 Lot Merger (1 last year)
- ◆ 5 General Plan Amendments (15 last year)
- ◆ 10 Annexations (9 last year)

- ◆ 3 Detachments (3 last year)
- ◆ 0 Specific Plan Amendment (1 last year)
- ◆ 140 Home Occupations (99 last year)

**VI. Other:**

- ◆ Staff is currently working with developers on preparing EIR's for the Following:  
  
Cartmill Crossings regional shopping center which includes a Super Walmart  
South I Street industrial property annexations  
Protein Harvesting plant  
Motor Sports Park  
General Plan Update EIR
- ◆ In 2006, EIR's were completed for West side annexation – Shenandoah Park (Taggart).